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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. 11379-0

Building Address 650 Grand View DR No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Parcel No. 2943-063-18-014 Sq. Ft. of Existing Bldgs 2599 Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Grand View Subdivision Sq. Ft. of Lot / Parcel 340 9060  
 Filing 2 Block 2 Lot 11  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 10x12 shed = 120SF  
 Height of Proposed Structure 10'

**OWNER INFORMATION:**

Name Ryan E Lorimer  
 Address 370 CapRock Dr  
 City / State / Zip Grand Jct Co. 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Shed

**APPLICANT INFORMATION:**

Name Bill Lorimer  
 Address 650 Grand View Dr  
 City / State / Zip Grand Jct, Co 81506  
 Telephone 970 433-7714

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY PLANNING STAFF**

ZONE R5 Maximum coverage of lot by structures 60  
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Bill Lorimer Date 3-5-09  
 Planning Approval C. McKee Date 3/5/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No change</u>
Utility Accounting <u>NA</u>	Date <u>3-5-09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)